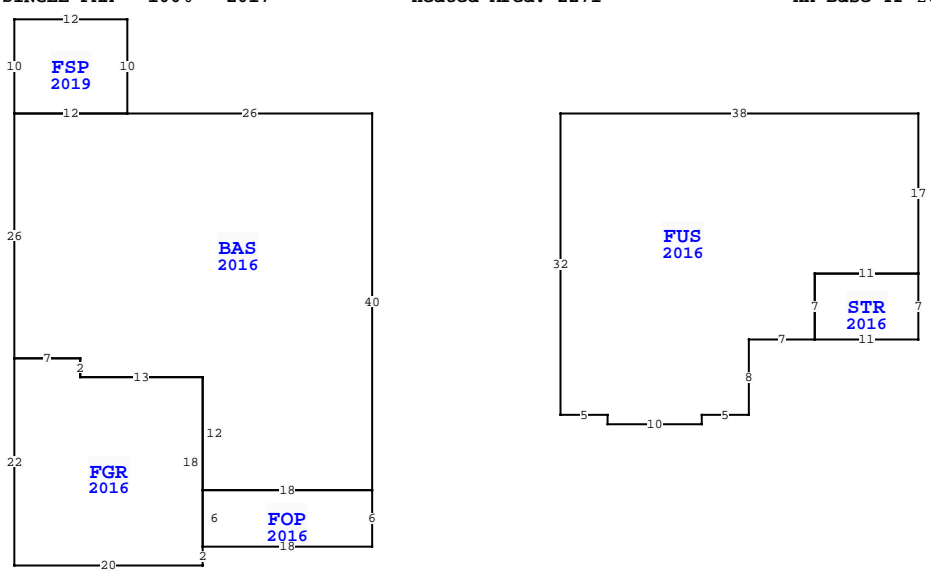


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,266	100	2016
FGR	414	55	2016
FOP	108	30	2016
FSP	120	40	2019
FUS	1,005	100	2016
STR	77	10	2016
TOTALS	2,990		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,587	107.3280	107.33	277,663	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2271 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,945
TOTAL MARKET OB/XF VALUE			6,319
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			359,264
SOH/AGL Deduction			123,891
ASSESSED VALUE			235,373
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			184,651
TOTAL JUST VALUE			359,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631802	NEW CONSTR	279,504	02/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2068/0803	8/26/2016	SW Q	Q	I	01	237,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PARRISH STEVEN A &						
2023/1468	1/14/2016	SW Q	Q	V	05	203,000
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	604.00	UT	5.20	5.20	100	2016	2016	3	95	2,984	
2	0810	CONCRETE A	0	100	30	30.00	SP	6.50	6.50	100	2016	2016	3	95	185	
3	0476	VF 6 SBPL	0	100	0	100.00	LF	32.00	32.00	100	2017	2017	3	90	2,880	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BAS=[YR=2016] W26 FSP=[YR=2019] N10 W12 S10 E12\$ W12 S26 FGR=[YR=2016] S22 E20 N2 FOP=[YR=2016] E18 N6 W18 S6\$ N18 W13 N2 W7\$ E7 S2 E13 S12 E18 N40\$ PTR=E20 FUS=[YR=2016] E38 S17 STR=[YR=2016] S7 W11 N7 E11\$ W11 S7 W7 S8 W5 S1 W10 N1 W5 N32\$ W20\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							